| 176.0 | 0006 | 0003.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 587,000 / 587,000 |
| | | | | | USE VALUE: | 587,000 / 587,000 |
| | | | | | ASSESSED: | 587,000 / 587,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 71 | | HIBBERT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ROMERO PEGGY L & GUSTAVO A/TRS |
| Owner 2: | ROMERO FAMILY TRUST |
| Owner 3: | |
| Street 1: | 71 HIBBERT STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROMERO PEGGY L & GUSTAVO A - |
| Owner 2: | - |
| Street 1: | 71 HIBBERT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3600.000 | 217,400 | | 369,600 | 587,000 |
| Total Card | 0.083 | 217,400 | | 369,600 | 587,000 |
| Total Parcel | 0.083 | 217,400 | | 369,600 | 587,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.01 /Parcel: 491.01

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 118429

**GIS Ref**

**GIS Ref**

**Insp Date** 08/18/18

!13765!

## PREVIOUS ASSESSMENT

Parcel ID: 176.0-0006-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 217,400 | 0 | 3,600. | 369,600 | 587,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 211,300 | 0 | 3,600. | 369,600 | 580,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 211,300 | 0 | 3,600. | 369,600 | 580,900 | 580,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 191,200 | 0 | 3,600. | 364,300 | 555,500 | 555,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 187,600 | 0 | 3,600. | 279,800 | 467,400 | 467,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 187,600 | 0 | 3,600. | 264,000 | 451,600 | 451,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 187,600 | 0 | 3,600. | 242,900 | 430,500 | 430,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 177,300 | 0 | 3,600. | 227,000 | 404,300 | 404,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:42:42 |

**LAST REV**

| Date | Time |
|---|---|
| 10/27/21 | 14:19:30 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13765

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROMERO PEGGY L | 65252-153 | | 4/22/2015 | Convenience | 10 | No | No | | |
| WASSONG JOSEPH | 22218-428 | | 7/17/1992 | | 155,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118429 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/3/2021 | 1172 | Addition | 82,587 | O | | | | |
| 6/24/2015 | 794 | Solar Pa | 20,730 | | 6/24/2015 | | | Install 17 roof to |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/18/2018 | Inspected | BS | Barbara S |
| 7/9/2018 | MEAS&NOTICE | BS | Barbara S |
| 10/15/2008 | Meas/Inspect | 345 | PATRIOT |
| 4/21/2000 | Missed Appt. | 264 | PATRIOT |
| 12/20/1999 | Mailer Sent | | |
| 12/14/1999 | Measured | 276 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3600 | | Sq. Ft. | Site | | 0 | 70. | 1.47 | 6 | | | | | | | | | 369,601 | | | | | | 369,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.08264 | Total SF/SM: | 3600 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 369,601 | Spl Credit | | Total: | 369,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1930 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 180.409 |
| Other Features: | 58933 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 295424 |
| Depreciation: | 77992 |
| Depreciated Total: | 217432 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

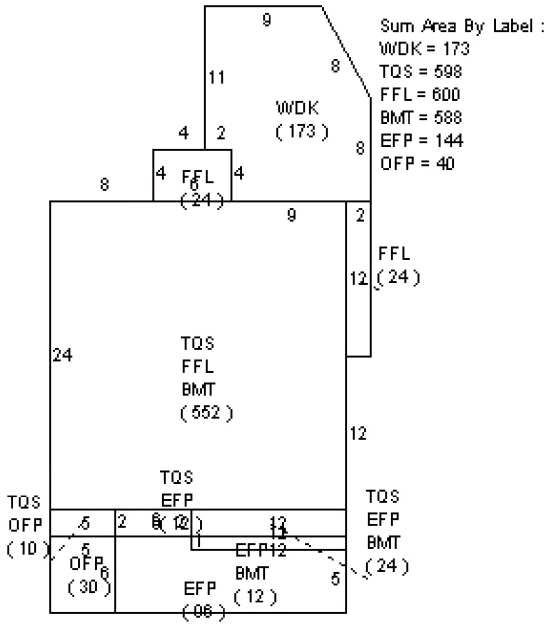
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 180.41 |
| Special Features: | 0 | Val/Su Net: | 109.03 |
| Final Total: | 217400 | Val/Su SzAd | 207.34 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 600 | 180.410 | 108,246 |
| BMT | Basement | 588 | 62.920 | 36,996 |
| TQS | 3/4 Story | 449 | 180.410 | 80,914 |
| WDK | Deck | 173 | 11.660 | 2,017 |
| EFP | Enclos Porch | 144 | 45.670 | 6,576 |
| OFP | Open Porch | 40 | 43.560 | 1,742 |

| Net Sketched Area: | 1,994 | Total: | 236,491 |
|---|---|---|---|
| Size Ad | 1048.5 | Gross Area | 2143 | FinArea | 1196 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

176.0-0006-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|